GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Visakhapatnam Urban Development Authority - Change of land use from Industrial land use zone and Public and Semi Public use to Residential land use zone and partly Commercial land use zone in Sy. No. 49/1, 62, 63/2, 64, 65/2, 65/5 and 66/p of Vantitadi Agraharam (V), Vizianagaram Mandal & District to an extent of Ac.35.98 Cts (145611.06 Sq. Mts). applied by M/s Sarvaraya Textiles Ltd., Vizianagaram – Draft variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 244 Dated: 24-07-2018
Read the following:-

1. From the VC, VUDA, Visakhapatnam, Lr.Rc.No.12336/2017/L8, Dated: .02.2018.
2. Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
3. Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017.
4. Representation of the Chief Executive, Sarvaraya Textiles Limited, Dated:28.03.2018.
5. Government Memo No.1089478/M1/2018, Dated:30.04.2018.
6. Notification No.131, Dated:30.04.2018 published in Part-I of Andhra Pradesh Gazette.
7. From the VC, VUDA, Visakhapatnam, Lr. Roc. No. 12336/2017/L8, dated 02.07.2018.

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 5th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.131, Part-I, Dated:30.04.2018. In the letter 8th read above the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two widely circulated daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Further, the applicant has paid the conversion charges to VUDA receipt No.1191/2018 -19 dated 26.06.2018. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated: 24 .07.2018.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
The Municipal Commissioner, Vizianagaram.

[Contd..2..]

Copy to:
The applicant through the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
The Special Officer & Competent Authority, Urban Land Ceiling, Vizianagaram
The District Collector, Vizianagaram District.
SC/SF.

//FORWARDED:: BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

VARIATION
BIT -A

The site falling in Sy.No.62, 64, 65/2, 5 & 66 Part of Vantitadi Agraharam Village, Vizianagaram Mandal, Vizianagaram District, admeasuring an area of 1,47,668.40 Sq. Yds OR 1,23,473.97 Sq. Mts OR Ac.30.51 Cts. The boundaries of which are given in the schedule below, which was earmarked for Industrial land use in Zonal Development Plan of Vizianagaram sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is designated as Partly Commercial use and Partly Residential use, which was shown in Vizianagaram Zonal Development Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions:-

i. To provide 40'wide road to the Government land parcel in Sy.No. 63/3 situated within the applicant's site connecting up to the existing public road on northern side and handover the same to Vizianagaram Municipality at free of cost through registered gift deed.

ii. the applicant has to submit corrected sub- division maps and document pertaining to Sy. No. 65/5 duly getting registration, before confirmation orders, since the Sy. No. 65/3 (Ac.0.40 Cts) is classified as tank, Government Poramboke, but the applicants land is covered by the Sy. No. 65/5 (Ac. 0.36Cts) as per web land information.

iii. applicant has to hand over the road widening area of 768.93 Sq. Mts (Ac. 0.19 Cts) covered in the proposed widening of 30 Mts wide Master Plan road to the respective Local body at free of cost through registered gift deed.

BIT -B

The site falling in Sy.No. 49/1 Part of Vantitadi Agraharam Village, Vizianagaram Mandal, Vizianagaram District, admeasuring an area of 25,555.20 Sq. Yds OR 21368.16 Sq. Mts OR Ac.5.28 Cts. The boundaries of which are given in the schedule below, which was earmarked for Public & Semi- Public Land use in Zonal Development Plan of Vizianagaram sanctioned in G.O.Ms.No.345, Municipal

[Contd..3..]

Administration & Urban Development (H2) Department, Dated:30.06.2006 is designated as Residential use, which was shown in Vizianagaram Zonal Development Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions :-

i. The proposed site Bit- B is having approach road width varying from 22' to 40' to a length of 120' at the joining point of Bit- B. It requires 40' wide approach road as per G.O.Ms. No. 275 and the same has to be handed over to the respective Local body at free of cost through registered gift deed, for considering approval to the proposed site, subject to preparation of RDP for the entire stretch making it to 40' wide road.

COMMON CONDITIONS FOR BIT –A & BIT- B;

i. The applicant has to observe green buffer and other regulations stipulated as per G.O.Ms. No. 119, MA dated 28.03.2017 while obtaining the building plan approvals for the proposed project since, the proposed site is abutting to Railway track and tanks (Govt lands) etc.,
ii. the applicant shall obtain approval of building plans for construction of buildings from competent authority duly paying necessary charges as per rules in force.

iv. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ Vizianagaram Municipality before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

v. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

vi. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.The change of land use shall not be used as the proof of any title of the land.

vii. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

viii. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES FOR BIT-A

North :Existing C.C Road.
East :Existing 20 Mts road proposed 30 Mts wide Master Plan road and vacant land in Sy. No. 66/p of Vantitadi Agraharam Village, Vizianagaram Mandal, Vizianagaram District.
South :Existing village road, land in Sy. No. 65 part and land belongs to M/s Sarvaraya Textiles Ltd in Sy No. 66 part of Vantitadi Agraharam Village, Vizianagaram Mandal, Vizianagaram District.
West :Others land in Sy. No. 65 part and 63 part of Vantitadi Agraharam Village, Vizianagaram Mandal, Vizianagaram District and Railway land & track.

[Contd…4..]

SCHEDULE OF BOUNDARIES FOR BIT-B

North :Government Technical Institution, existing BT Road (Varying width of 22'to 40'to a length of 120')
East : Railway land & Track
South : land belongs to Market Yard in Sy. No. 49 Part of Vantitadi Agraharam Village, Vizianagaram Mandal, Vizianagaram District.
West :Tank in Sy. No. 50 of Vantitadi Agraharam Village, Vizianagaram Mandal, Vizianagaram District.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER